

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/YL-NSW/6
(for 1st Deferment)**

- Applicant** : Topup Rouge Enterprise Limited and Champion Top Investment Development Limited represented by Ove Arup and Partners Hong Kong Ltd
- Site** : Various Lots in D.D. 115 and Adjoining Government Land (GL), Nam Sang Wai, Yuen Long
- Site Area** : About 105,867 m² (including GL of about 11,246 m² (10.6%))
- Lease** :
 - Lot No. 1347 RP in D.D. 115; various subdivision lots within Lot No. 1212 in D.D. 115 and within Lot No. 11 in D.D. 115 – fish pond and agricultural purposes
 - Lot No. 1347 RP in D.D. 115 subject to Short Term Waiver (STW) No. 1781 for the purpose of a temporary driving school
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)

[restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park.]
- Proposed Amendment** : To rezone the application site (the Site) from “OU(CDWRA)” to “OU(CDWRA1)” with a maximum PR of 3.6 for private and international school development, a maximum PR of 6.5 for public housing development, and maximum BH of 131mPD (41 storeys)

1. Background

On 23.1.2020, the applicant submitted an application seeking amendment of the OZP to rezone the Site from “OU(CDWRA)” to “OU(CDWRA1)” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 for proposed comprehensive development for residential and educational uses (**Plan Z-1**). In light of the special work arrangement for Government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to adjourn consideration of the application. The

application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 7.5.2020, the applicant's agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the application in order to allow two months' time for the applicant to prepare further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 7.5.2020 from the applicant's agent
Plan Z-1	Location Plan